

**POTENTIAL RESIDENTIAL DEVELOPMENT SITE OPPORTUNITY AT LAND WEST OF THE ASPIRE CENTRE, BURFORD, NR. TENBURY WELLS, SHROPSHIRE, WR15 8HA**

Development opportunity at land west of The Aspire Centre, Burford, Nr. Tenbury Wells.

The site comprises some 2.90 acres (1.17 hectares) of agricultural grazing land north of the A456 at Burford, Nr. Tenbury Wells.

**Expressions of Interest are Invited subject to Planning Permission**

  
 01568 610007

## INTRODUCTION

John Amos & Co are delighted to have been asked to invite Expressions of Interest for this attractive potential residential development site in the settlement of Burford, Nr. Tenbury Wells.

The site extends to some 2.90 acres / 1.17 hectares and fronts the A456 at Burford, and lies west of The Aspire Centre. The site lies within the development boundary of the Community Hub of Burford within the Ludlow area (Shropshire Core Strategy Local Development Plan).

Burford has good road access onto the A456 and is located 0.9 miles north of Tenbury Wells, 9.4 miles southeast to Ludlow and 11 miles to Leominster of the A49 road and east on the A456 to Birmingham and the motorway.

Burford has a village hall and the nearest town, Tenbury Wells offers local pubs and restaurants, supermarkets, professional services together with primary and secondary schools and a leisure centre.

## PLANNING

The site lies within the development boundary for Burford (SAMDev Policy S10.2(i)). Burford is a Community Hub where development by infilling, groups of houses and conversions may be acceptable on suitable sites within the development boundary identified on the Policy's Map.

For the purposes of the Shropshire Housing Land Availability Assessment 2013 (July 2014 Update), the site is scheduled as an Accepted Site under Ref: BUR008 with an expectation of the site delivering 35 dwellings in the period 2019 to 2024.

In relation to the managed release of housing land and Policy CS10 of the Shropshire Core Strategy Local Plan, the narrative states that Accepted Sites identified in the SHLAA provide a pool from which suitable sites can be identified and released where required. It is understood that the site falls within Affordable Housing Area A, requiring a 20% affordable housing target rate. It is also understood that the site falls within the CIL Charging Schedule Designation "Rural".

## TECHNICAL INFORMATION PACK

The Vendors have commissioned extensive technical reports and information. Also, the Vendor has sought and obtained Pre-Planning Application Advice in relation to a draft proposal, and that advice can be found within the Technical Information Pack. Interested parties are invited to view the information and John Amos & Co will provide a Dropbox link for the viewing of all technical information. Expressions of Interest will be deemed to have taken into account the information supplied.

## DRAFT PROPOSAL

Reference is made to the preliminary illustrative site layout on drawing no. 7129-1-1A (see Technical Information Pack). This proposal was the subject of the Request for Pre-Planning Application Advice. The Request related to a proposal to create a new access junction from the site onto the A456, the creation of necessary vision splays, the consequent removal of trees, the construction of an internal estate road and shared private drives and 35 dwellings with hard standings, garages and curtilages to include a proposed area for SUDS infiltration and attenuation features, public open space / village green and landscaping. The dwellings on the proposal are arranged around a public open space / village green and are served by two access roads, one being of tarmac construction and the other being a shared surface road (block paving).

The draft proposal contains an accommodation schedule as follows:-

Units	Bedrooms	GIA	Plots
Unit A	2	74 sq.m	4
Unit B	3 (inc. integral garage)	104 sq.m	3
Unit C	2	74 sq.m	12
Unit D	3	82 sq.m	14
Unit E	4 (inc. integral garage)	133 sq.m	2
<b>Totals</b>			<b>35</b>

The proposal therefore involves sixteen x 2 Bedroom dwellings, seventeen x 3 Bedroom dwellings and two x 4 Bedroom dwellings. For the purposes of the Request for Pre-Planning Application Advice, the gross internal areas indicated on the illustrative site layout are indicative only and subject to change in accordance with market analysis.

## EXPRESSIONS OF INTEREST

Offers are invited for the potential development site, subject to Planning Consent.

Expressions of Interest are invited to be with the Agents by 12 noon on Friday 6<sup>th</sup> July 2018.

It is considered that offers are expected to be based on a conditional contract subject to planning being obtained for a scheme similar to the proposal the subject to Pre-Planning Application Advice Request.

It is very important on your Expression of Interest form that you lay out your proposals and anticipated timescales.

Once Expressions of Interest have been received, the Vendors will then consider these and may invite you to attend a meeting to discuss your proposals in more detail. Please supply as much additional information as you feel useful to support your Expression of Interest.

All Expressions of Interest should be delivered to:-

**Mike Harries LLB (Hons)**

John Amos & Co

Lion Court

Broad Street

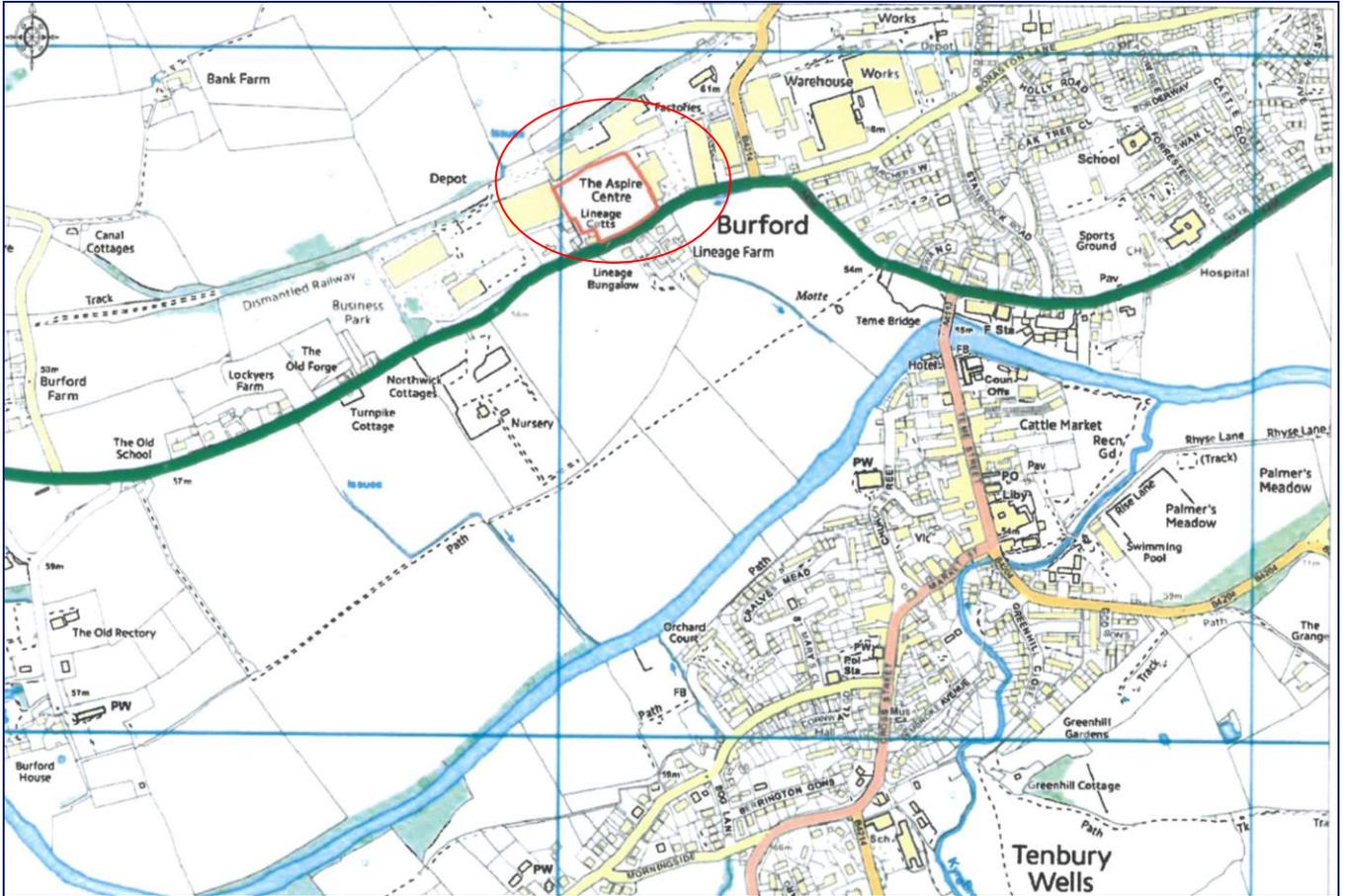
Leominster HR6 8LE

Marked clearly “**Expression of Interest for Land west of The Aspire Centre, Burford, Nr. Tenbury Wells**”.

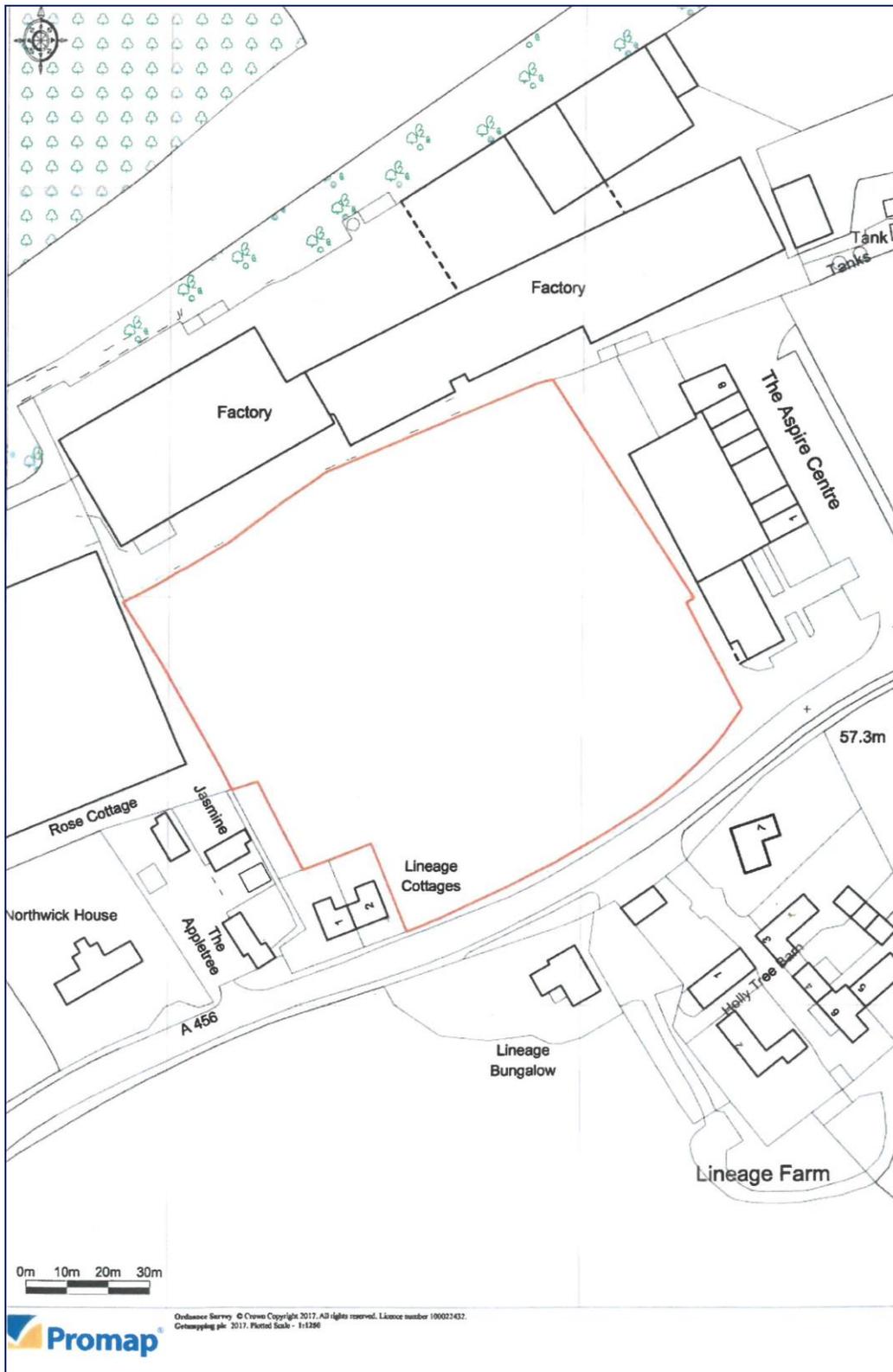
### VIEWING

Viewing may take place at any reasonable time upon production of a set of particulars.

### LOCATION PLAN



# SITE PLAN



**IMPORTANT NOTICE:** These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared JUNE 2018.



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